

Single Family Residence **RESIDENTIAL**

1580 MISTY RIVER RUN

ROSWELL, GA 30076

\$559,880 TopHap Estimate · \$316 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,771 ft²
LIVING AREA

0.28 ac
LOT SIZE

1991
YEAR BUILT

1
STORIES

8
ROOMS

VALUATION

\$560K

\$531K low

\$589K high

Last Sale

\$219,900 · Apr 27, 2001

Est. Owner Equity

\$407,885

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$4,075 (2025)
Assessed Value	\$156,000
Previous Assessed	\$156,200
Assessor Market Value	\$390,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FULTON
Lot (acres)	0.28
Heating	Yes
Cooling	Yes
Fireplace	Yes
Pool	No
View	Neighborhood / Spot

Deck

Patio · 204 ft²

CLIMATE RISK

31

FLOOD

12

WILDFIRE

85

HEAT

92

STORM

45

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2005	Resale	Warranty Deed	\$233,000	\$132	\$175K
Jun 30, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
River Eves Elementary School	Elementary	PK–5	0.1 mi
Centennial High School	High	9–12	1.4 mi
Holcomb Bridge Middle School	Middle	6–8	1.6 mi

District: Fulton County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 30076

54 CRIME INDEX	82 AIR POLLUTION	42,728 POPULATION	\$113K MEDIAN IN-COME	60°F AVG TEMP	61% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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